

## **1, Cumberland Cottages, Ringmore, Kingsbridge, TQ7 4HL**

### **SITUATION**

Ringmore is an old smuggling village, well known for its old church and colour-washed cottages, not far from the cliff tops just around from Bigbury Bay. The beach at Ayrmer Cove is within walking distance. The very popular Journey's End Inn which is a 13th Century Free House serves locally sourced food and a wide range of real ales. Holywell Stores & Post Office situated at St Ann's Chapel is open 7 days a week and can provide all your daily grocery needs. Bigbury-on-Sea nearby is a very desirable coastal village in an Area of Outstanding Natural Beauty. Famous for its magnificent sandy beaches and glorious views over Burgh Island with the renowned Art Deco hotel and the historic Pilchard Inn.

### **FURTHER INFORMATION**

To ensure legal compliance, we require our sellers to complete a Property Information Questionnaire or provide a Material Information Guide along with the title document. If available, please scan the QR code or access the additional online material information <https://moverly.com/sale/JjnurYvHmN6P7XqEWQWgRr/view>. Alternatively, you can contact our team for this information.

Verified Material Information

Council Tax band: E

Tenure: Freehold

Property type: House

Property construction: Stone & Thatch Grade II listed

Energy Performance rating: No Certificate

Number and types of room: 4 bedrooms, 2 bathrooms, 2 receptions

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Oil-powered central heating is installed. The system was installed on 10 Sep 2020.

Heating features: Wood burner

Broadband: FTTC (Fibre to the Cabinet)

Mobile coverage: O2 - OK, Vodafone - OK, Three - Good, EE - OK

Parking: Driveway, Gated, Off Street, and Private

Building safety issues: No

Restrictions - Listed Building: Grade II

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: Yes

Historical flooding: No

Flood defences: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: No

Loft access: Yes - insulated and boarded, accessed by: Loft steps

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

## VIEWINGS

Strictly by appointment with Luscombe Maye, Modbury 01548 830831

## LETTINGS

Luscombe Maye also offers an Award Winning Lettings service. If you are considering Letting your own property, or a buy to let purchase, please contact Andrew or Alex on

01752 393330 or [lettings@luscombemaye.com](mailto:lettings@luscombemaye.com) to discuss our range of bespoke services.